

April 20, 2010

GLORIA L. FRANKLIN, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

Signed: April 20, 2010

LESLIE TCHAIKOVSKY
U.S. Bankruptcy Judge

1 Prober & Raphael,
2 A Law Corporation
3 Dean Prober, Esquire, #106207
4 Lee S. Raphael, Esquire, #180030
5 Cassandra J. Richey, Esquire #155721
6 David F. Makkabi, Esquire #249825
7 P.O. Box 4365
8 Woodland Hills, CA 91365-4365
9 (818) 227-0100
10 Attorneys for Secured Creditor
11 U.S. Bank, N.A. successor in interest to
12 the FDIC as receiver for Downey
13 Savings and Loan Association, FA
14 F.040-1467

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

12 In re) Bk. No. 10-41859
13 DIANA LYNN CHUN,)
14 Debtor.) CHAPTER 7
15) R.S. No. DRP - 744
16) ORDER FOR RELIEF FROM
17) AUTOMATIC STAY
18) Hearing-
19) Date : April 16, 2010
20) Time : 11:00 a.m.
21) Place : U.S. Bankruptcy Court
22) 1300 Clay Street, 2nd Floor
23) Oakland, CA
24) Courtroom 201

22 The Motion for Relief from Automatic Stay of U.S. Bank, N.A. successor in
23 interest to the FDIC as receiver for Downey Savings and Loan Association, FA, its assignees
24 and/or successors in interest, came on for hearing on April 16, 2010 at 11:00 a.m., before the
25 Honorable Leslie J. Tchaikovsky. Appearances are as set forth in the Court's docket.

26 The Court after reviewing the pleadings and records, and after determining
27 that GOOD CAUSE exists, makes the following Order:
28

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled Bankruptcy proceeding is hereby vacated and extinguished for all purposes as to U.S. Bank, N.A. successor in interest to the FDIC as receiver for Downey Savings and Loan Association, FA, its assignees and/or successors in interest ("Secured Creditor" herein), and Secured Creditor, its assignees and/or successors in interest may proceed with foreclosure of the subject Property generally described as **4045 Silver Street, Pleasanton, California** pursuant to applicable statutory law, and thereafter commence any action necessary to obtain complete possession thereof.

IT IS FURTHER ORDERED that entry of this order shall be deemed to constitute relief from the automatic stay as to any interest the Chapter 7 Trustee may have in the subject Property.

IT IS FURTHER ORDERED that the 14-day stay provided by Bankruptcy Rule 4001(a)(3) is waived.

** END OF ORDER **

COURT SERVICE LIST

Diana Lynn Chun
4045 Silver Street
Pleasanton, CA 94566
Debtor

Barbara A. Smart, Esquire
Smart Legal Services
22693 Hesperian Blvd, Ste. 210
Hayward, CA 94541
Attorney for Debtor

Paul Mansdorf
1563 Solano Avenue, #703
Berkeley, CA 94707
Chapter 7 Trustee

U.S. Trustee
1301 Clay Street, Room 690N
Oakland, CA 94612-5202

Prober & Raphael, A Law Corporation
20750 Ventura Boulevard, Suite 100
Woodland Hills, California 91364